

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
December 13, 2004

PRESENT: Tom Cowan, Chairman
Mark Decker
Terry Janicz
Rick Meahl
Andy Kelkenberg
Don Hoeffler
Rebecca Baker, Zoning Officer
Christine Falkowski, Planning Board Clerk

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

Minor Subdivision Application – 2 Lots – Swift Mills Road – Mattioli

Duane Root, Attorney, and Mr. & Mrs. Mattioli attended. The Mattioli's lost the sale of the middle lot due to the easement requirement for the ditch at the center. They are looking to the Board for alternatives. The Board advised them to move the ditch by creating a landscaping swale to ensure routing of potential water from south to north, and provide an easement to the Town for maintenance. The swale does not have to be the entire depth of the property (832'). It can begin at the point where the ditch is closest to the easterly property line. The basic drainage plan should be a plot plan defining the common drainage swales for each lot and compliance to stormwater code. Terry motioned to approve the subdivision pending receipt of (1) drainage plan (2) easement, and (3) payment of \$150 Town engineering fee, seconded by Mark and all approved.

Minutes Review

Tom motioned to approve the minutes of November 15th pending a minor amendment, seconded by Andy and all approved.

Special Use Permits in RA Zone for Commercial Enterprise

The Board reviewed a draft document prepared by Tom outlining several issues regarding this topic. The outline will be revised based upon the decisions made and will be discussed further at the next meeting.

2005 Meeting Dates

The Board reviewed next year's meeting schedule. Each meeting will have an agenda deadline date (two Fridays prior to the Monday meeting) to allow sufficient time for analysis.

Next meeting: Monday, January 3, 2005

Agenda deadline: Thursday, December 23, 2004

Terry made a motion to adjourn the meeting at 9:10PM, seconded by Don and all approved.

Respectfully submitted,

Christine Falkowski
Recording Secretary